

SECTION 2 NON-RESIDENTIAL DISTRICTS

1.01 **O-1 - OFFICE DISTRICT - 1**

1.02 **GENERAL PURPOSE AND DESCRIPTION:**

The O-1, Office District - 1 is established to create a flexible District for low intensity office and professional uses (less than ten thousand (10,000) square feet of floor area). The District can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting heights to one (1) story and utilizing buffers and landscape requirements established by Article IV, Section 2. Sites zoned O-1 may be built to two (2) stories or in excess of ten thousand (10,000) square feet if located away from any properties zoned for a single family. Buildings in this District should be compatible and in similar scale with residential uses and adjacent property.

1.03 **USES PERMITTED:**

Uses permitted in the O-1 District as outlined in Article II, Section 3.

1.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Twenty-five feet (25')

		Adjacent to Districts RE Through PH	Adjacent to All Other Districts	Adjacent to Dedicated Street
2. Minimum Side Yard for:	1 story structure	Twenty-five feet (25')	Twenty feet (20')	Twenty feet (20')
	2 story structure	Sixty feet (60')	Twenty feet (20')	Twenty-five feet (25')

3. **Minimum Rear Yard for:**

1 story structure	Thirty feet (30')	Twenty-five feet (25')	Twenty feet (20')
2 story structure	Sixty feet (60')	Twenty feet (20')	Twenty-five feet (25')

B. **Size of Lots:**

1. **Minimum Lot Size:** Seven thousand (7,000) square feet
2. **Minimum Lot Width:** Sixty feet (60')

3. **Lot Depth:** N/A

C. **Maximum Height:**

1. One (1) story no greater than thirty (30) feet
2. Two (2) stories no greater than forty (40) feet within sixty (60) feet from a property zoned or developed as Single-Family or Two-Family

D. **Maximum Lot Coverage** - Twenty-five percent (25%)

E. **Maximum Floor Area Ratio:** 0.5:1 (See Article VI, Appendix 1, Illustration #1)

F. **Floor Area:** Ten thousand (10,000) square feet; the maximum floor area may exceed ten thousand (10,000) square feet if the entire structure is in excess of two hundred feet (200') from a residential use or zone

1.05 **OTHER REGULATIONS:**

As required by:

1. Off-Street Parking Requirements, Article IV, Section 4
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Accessory Building and Use Regulations, Article IV, Section 7
4. Site Plan Approval, Article IV, Section 1
5. Landscape Requirements, Article IV, Section 2
6. Screening Fence and Wall Standards, Article IV, Section 5
7. Lighting and Glare Standards, Article IV, Section 6